

URBAN RENEWAL PLAN

CHARLES / 25th

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 01-0495

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated March 4, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 02-393, dated -----, 2002.

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CHARLES/ 25th URBAN RENEWAL PLAN

A. Project Description

1. Project Boundaries:

Beginning for the same at the intersection of East 22nd Street and the west side of Hargrove Street; thence binding from this point of beginning and binding on the north side of East 22nd Street and West 22nd Street westerly to intersect the east side of Mace Street;

thence binding on the east side of Mace Street northerly to intersect the south side of West 23rd Street; thence binding on the south side of West 23rd Street westerly to the west side of Mace Street; thence binding on the west side of Mace street northerly to intersect the north side of West 24th Street; thence binding on the north side of West 24th Street easterly to intersect the west side of Maryland Avenue; thence binding on the west side of Maryland Avenue northerly to intersect the south side of West 25th Street; thence binding on the south side of West 25th Street westerly to intersect the west side of North Howard Street; thence binding on the west side of North Howard Street northerly to intersect the north side of the 10/13 foot alley north of West 25th Street, extended; thence binding on the north side of this alley easterly to intersect the west side of Mace Street; thence binding on the west side of Mace Street northerly to intersect the southern property line of Lot 55/56, Block 3635 extended; thence binding on the property line easterly to intersect the west side of the 10- foot alley west of Maryland Avenue; thence binding on the west side of this alley northerly to intersect the south side of the 10-foot alley south of West 26th Street; thence binding westerly along this alley to the eastern side of Mace Street; thence binding southerly along Mace Street to the northern property line of Lot 68/69, Block 3635 extended; thence binding westerly along this property line to intersect the east side of the 10-foot alley east of North Howard Street; thence binding southerly along this alley to the intersection of the property line between Lot 18/20 and Lot 21 of Block 3635; thence binding westerly along this line and this line extended to intersect the west side of Howard Street; thence binding northerly along the west side of Howard Street to intersect the 3-foot alley north of West 26th Street extended; thence binding on the north side of the 3-foot alley extended and the north side of the alley itself easterly to intersect the west side of the 10-foot alley east of North Howard Street; thence binding on the west side of this 10-foot alley northerly to intersect the north side of the 10-foot alley south of West 27th Street; thence binding along the north side of this 10-foot alley easterly to the west side of Mace Street; thence binding along the west side of Mace Street and Mace Street extended northerly to intersect the north side of West 27th Street;

thence binding on the north side of West 27th Street and East 27th Street easterly to intersect the east side of the 10 foot alley east of North Charles Street, extended; thence binding on the east side of this alley southerly to intersect the north side of the 10 foot alley south of East 27th Street, extended; thence binding on the north side of this alley easterly to intersect the west side of Lovegrove Street; thence

binding on the west side of Lovegrove Street northerly to intersect the north side of East 27th Street; thence binding on the north side of West 27th Street to intersect the east side of St. Paul Street;

thence binding on the east side of St. Paul Street southerly to intersect the northern property line of lot 34/block 3839; thence binding on this property line and property line extended to intersect the eastern side of Hargrove alley; thence binding on the east side of Hargrove Alley southerly to the north side of East 26th Street; thence binding on the north side of East 26th Street easterly to intersect the east side of Hunter Street; thence binding on the east side of Hunter Street southerly to the north side of East 25th Street; thence binding on the north side of East 25th Street westerly to the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley southerly to the point of beginning.

2. Introduction and Goals for the Plan

This Plan for the future of the Charles/25th Street area has been developed in response to community discussions concerning how this century-old neighborhood can retain its pleasing architectural character and scale while also attracting vital new investment. Previously, there was no formal "blueprint" to guide the area's future. By blending historically significant structures with architecturally sympathetic new development, the aims to create a charming, pedestrian-friendly Village Center emanating from the hub of Charles and 25th Streets. Its implementation, guided by this Plan and a community review panel comprised of residents and representatives of area business and community organizations, will result not only in a cohesive and attractive community appearance, but also will set the stage for the neighborhood's economic and social revitalization, with a broadened range of employment opportunities, facilities, and services.

These seven goals are at the center of this Plan:

- create a mixed-use community that provides a variety of places for residential, business, and retail uses, increases social and employment opportunities, and capitalizes on the area's potential as the center of an urban village;
- create a vital center for the community by establishing a critical mass of active uses within the existing and newly developed buildings on the streets that surround the intersection of Charles and 25th Streets;
- maintain and protect the existing architectural and historic fabric of the community. (The detailed design goals that are a part of this Plan are located at the beginning of Appendix A in this Plan.);
- use the distinguished, historic architecture of the district as a theme to build an identifying image that will attract growth and development;
- sure an active pedestrian friendly environment that encourages foot traffic along the sidewalks;
- encourage urban accessibility by providing sufficient parking while encouraging shared uses and promoting transit; and
- develop mechanisms for improved maintenance of the structures and properties within the district.

In this document:

- The Charles/25th Urban Renewal Plan will be referred to as the "Plan", or the "Urban Renewal Plan";
- the Mayor and City Council of Baltimore will be referred to as the "City";

- the Baltimore City Department of Housing and Community Development will be referred to as “DHCD”;
- the Commissioner of the Baltimore City Department of Housing and Community Development will be referred to as the “Commissioner”; and
- the Charles Village Community Benefits District (or its designee) will be referred to as “CVCBD”.

3. Plan Objectives

The objectives of this Urban Renewal Plan are linked to the Charles Village Master Plan, the Main Street program, and future development. These include:

- emphasizing a pedestrian scale through use controls and design, parking, and landscaping standards;
- increasing the amount of public and green space and focus on increasing the quality of public spaces; and
- setting standards to insure that the design of new structures and the rehabilitation of existing structures will be consistent with the scale and architectural design of the neighborhood’s collection of historic buildings by:
 - establishing a process that incorporates a Community Review Panel to review the designs for new development and the renovation of existing structures;
 - identifying historically or architecturally significant structures that because they constitute a significant City and neighborhood resource should be preserved; and
 - encouraging the retention of significant existing structures by creating a review process that allows time for the exploration of options other than demolition and links the final approval of the demolition permit to the quality of the building’s proposed replacement. As part of the process, the Community Review Panel will review and recommend to the Commissioner the approval or denial of demolition permits to ensure that the demolition is in conformance with the goals and objectives of this Plan.

B. Land Use Provisions

Only the use categories shown on the Land Use Plan/Zoning, Exhibit A, are permitted within the project area. These are Neighborhood Business, Community Business, Community Commercial, Office-Residential, Residential, and Industrial. In addition, certain existing uses will be permitted to continue, subject to the provisions governing nonconforming uses in this Plan.

1. Neighborhood Business: serves nearby residences with convenience retail uses and services.
 - a. In the area designated Neighborhood Business on the Land Use Plan, permitted uses are limited to those authorized by the Baltimore City Zoning Code as permitted uses for a B-1 District. However, **the following B-1 uses that are permitted in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Day care facilities as follows: day nurseries and nursery schools; school-age child care centers

Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted – but not including microwave antennas (satellite dishes)

- b. In the area designated Neighborhood Business on the Land Use Plan, accessory uses are limited to those authorized by the Baltimore City Zoning Code as accessory uses for a B-1 District. However, **the following B-1 uses that are accessory uses in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Animal facilities as follows:

- dog and cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.
- facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City

- c. In the area designated Neighborhood Business on the Land Use Plan, conditional uses are limited to those authorized by the Baltimore City Zoning Code as conditional uses for a B-1 District. However, **the following B-1 uses that are conditional uses in the Zoning Code are prohibited in this Plan:**

Community Correction Centers

Helistops

Parole and probation field offices

Poultry- and rabbit-killing establishments

Substance abuse treatment centers- prohibited within 1,000 feet of an existing substance abuse treatment facility

Travel trailers, recreational vehicles, and similar camping equipment: parking or Storage

2. Community Business: accommodates the needs of a larger consumer population than a Neighborhood Business District.

- a. In the area designated Community Business on the Land Use Plan, permitted uses are limited to those authorized by the Baltimore City Zoning Code as permitted uses for a B-2 District. However, **the following B-2 uses that are permitted in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Check cashing agencies

Clubs and lodges: private nonprofit

Rooming houses - up to 10 units

Hotels and motels

Liquor stores: package goods

Parking, open off-street areas and off-street garages, other than accessory, for the parking of 4 or more automobiles

Physical culture and health services: gymnasiums, reducing salons, public baths

Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes)

Skating rinks

Taverns — but not including live entertainment or dancing

Additionally, **the following B-2 permitted uses that are permitted in the Zoning Code are prohibited in this Plan:**

Blood donor centers
Fraternity and sorority houses: off-campus
Rooming houses with a maximum of 10 units would require conditional use, by ordinance, and those with 11 or more units are prohibited

- b. In the area designated Community Business on the Land Use Plan, accessory uses are limited to those authorized by the Baltimore City Zoning Code as accessory uses for a B-2 District. However, **the following B-2 uses that are accessory uses in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval in this Plan:**

Animal facilities as follows:

- dog and cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.
- facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City

- c. In the area designated Community Business on the Land Use Plan, conditional uses are limited to those authorized by the Baltimore City Zoning Code as conditional uses for a B-2 District. However, **the following B-2 uses that are conditional uses in the Zoning Code are prohibited in this Plan:**

Amusement arcades in shopping or commercial recreation centers over 20,000 square feet
Automobile accessory stores — including related repair and installation services
Community correction centers
Drug stores and pharmacies: drive-in — but not including the sale of alcoholic
Beverages or tobacco products
Firearm sales — when in a business establishment permitted in a business district
Garages, other than accessory, for storage, repair, and servicing of motor vehicles, not over 1½ tons capacity — but not including body repair, painting, or engine rebuilding
Gasoline service stations
Helistops
Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons — permitted for facilities with a maximum of 8 beds, and those with 9 or more beds are prohibited
Parole and probation field offices
Pawnshops
Poultry- and rabbit-killing establishments
Restaurants: drive-in — but not including pick-up drives with window service
Substance abuse treatment centers— prohibited within 1,000 feet of an existing substance abuse treatment facility
Travel trailers, recreational vehicles, and similar camping equipment: parking or storage

3. Community Commercial: accommodates more intensive commercial uses.

- a. In the area designated Community Commercial on the Land Use Plan, permitted uses are limited to those authorized by the Baltimore City Zoning Code as permitted uses for a B-3 District. However, **the following B-3 uses that are permitted in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Animal hospitals
Auto painting shops
Building and lumber material sales establishments with shops and yards
Bus and transit passenger stations and terminals
Carpets and rug cleaning establishments
Check cashing agencies
Clubs and lodges: private nonprofit
Contractor and construction shops and yards
Hospitals
Hotels and motels
Liquor stores: package goods
Massage therapists' offices
Meat markets — including sale of meats and meat products to restaurants, hotels, clubs, and similar establishments
Physical culture and health services: gymnasiums, reducing salons, public baths
Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes)
Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations
Restaurants and lunch rooms — including live entertainment and dancing
Rooming houses - up to 10 units
Sign painting shops
Skating rinks
Taverns — including live entertainment or dancing
Trailers: sales and rental
Warehousing and wholesale establishments, and storage

Additionally, **the following B-3 uses that are permitted uses in the Zoning Code are prohibited in this Plan:**

Blood donor centers
Fraternity and sorority houses: off-campus
Highway maintenance shops and yards
Milk and dairy products: processing and distribution
Mobile home: sales
Model home and garage displays
Moving and storage establishments
Palmists
Rooming houses with a maximum of 10 units would require a conditional use, by ordinance, and those with 11 or more units are prohibited
Stables for horses
Warehousing and wholesale establishments, and storage

- b. In the area designated Community Commercial on the Land Use Plan, conditional uses are limited to those authorized by the Baltimore City Zoning Code as conditional uses for a B-3 District. However, **the following B-3 uses that are conditional uses in the Zoning Code are prohibited in this Plan:**

After-hours establishments
Amusement arcades
Amusement parks and permanent carnivals
Community correction centers
Firearm sales — when in a business establishment permitted in a Business District
Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½-tons capacity — including body repair, painting, and engine building
Garages, other than accessory, for storage, repair, and servicing of motor vehicles over 1½-tons capacity — not including body repair, painting, and engine rebuilding
Gasoline service stations
Helistops
Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons — permitted for facilities with a maximum of 8 beds, and those with 9 or more beds are prohibited
Parole and probation field offices
Pawnshops
Poultry- and rabbit-killing establishments
Recycling collection stations
Substance abuse treatment centers — prohibited within 1,000 feet of an existing substance abuse treatment facility
Tattoo parlors
Travel trailers, recreational vehicles, and similar camping equipment: parking or storage

5. Office-Residential: encourages a mixture of residential and office uses in blocks of existing row house buildings.

- a. In the area designated Office-Residential on the Land Use Plan, permitted uses are limited to those authorized by the Baltimore City Zoning Code as permitted uses for an O-R District. However, **the following O-R uses that are permitted in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Rooming houses — but with no more than 10 rooming units in each structure

- b. In the area designated Office-Residential on the Land Use Plan, accessory uses are limited to those authorized by the Baltimore City Zoning Code as accessory uses for an O-R District. However, **the following O-R uses that are accessory uses in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Animal facilities as follows:

- dog and cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.

- facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City
- c. In the area designated Office-Residential on the Land Use Plan, conditional uses are limited to those authorized by the Baltimore City Zoning Code as conditional uses for an O-R District. However, **the following O-R uses that are conditional uses in the Zoning Code are prohibited in this Plan:**
- Community correction centers
 - Fraternity and sorority houses: off-campus
 - Helistops
 - Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons — permitted for facilities with a maximum of 8 beds, and those with 9 or more beds are prohibited
 - Parole and probation field offices
 - Rooming houses with a maximum of 10 units would require a conditional use, by ordinance, and those with 11 or more units are prohibited
 - Substance abuse treatment centers — prohibited within 1,000 feet of an existing substance abuse treatment facility
 - Travel trailers, recreational vehicles, and similar camping equipment: parking or storage

5. Residential: allows a row house density of up to 58 units per acre and an efficiency apartment unit density of up to 87 units per acre.

- a. In the area designated Residential on the Land Use Plan, permitted uses are limited to those authorized by the Baltimore City Zoning Code as permitted uses for an R-8 District. However, **the following R-8 uses that are permitted in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

- Clubs and lodges: nonprofit
- Hospitals

- b. In the area designated Residential on the Land Use Plan, accessory uses are limited to those authorized by the Baltimore City Zoning Code as accessory uses for an R-8 District. However, **the following R-8 uses that are accessory uses in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Animal facilities as follows:

- dog and cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.
 - facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City
- c. In the area designated Residential on the Land Use Plan, conditional uses are limited to those authorized by the Baltimore City Zoning Code as conditional uses for an R-8 District. However, **the following R-8 uses that are conditional uses in the Zoning Code are prohibited in this Plan:**

Boats and boat trailers: parking or storage
 Cemeteries, including accessory crematoriums and mausoleums
 Community corrections centers
 Fraternity and sorority houses: off-campus
 Helistops
 Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons - permitted for facilities with a maximum of 8 beds, and those with 9 or more beds are prohibited
 Rooming houses with a maximum of 10 units would require a conditional use, by ordinance, and those with 11 or more units are prohibited
 Substance abuse treatment centers - prohibited within 1,000 feet of an existing substance abuse treatment facility
 Travel trailers, recreational vehicles, and similar camping equipment: parking or storage.

6. Industrial: allows light industrial uses that are compatible with adjoining business or residential districts.

a. In the area designated Industrial on the Land Use Plan, permitted uses are limited to those authorized by the Baltimore City Zoning Code as permitted uses for an M-1 District. However, **the following M-1 uses that are permitted in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Beverages: manufacturing
 Bottling works
 Carpet and rug cleaning establishments
 Clothing and other finished products: manufacturing
 Contractor and construction shops
 Cosmetics: manufacturing
 Die casting
 Dry cleaning establishments
 Fences: manufacturing
 Fermented fruits and vegetable products: processing
 Food products: manufacturing and processing
 Ink: manufacturing
 Inked products: manufacturing
 Laboratories: research and testing
 Laboratory apparatus: manufacturing
 Linen, towel, diaper, and similar supply establishments
 Mail order distribution centers
 Massage therapists' offices
 Milk and dairy products: processing and distribution
 Perfumes: manufacturing
 Pharmaceuticals: manufacturing
 Photography film: manufacturing and processing
 Public transportation uses, as follows:
 - Bus and transit passenger stations and terminals
 - Garages and lots for bus and transit vehicles
 Public utility service centers

Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes)
Recording studios
Spices: manufacturing and processing
Tool, die, or pattern-making shops
Umbrellas: manufacturing

Additionally, the following M-1 uses that are permitted in the Zoning Code are prohibited in this Plan:

Adhesive products: manufacturing
Automotive parts: manufacturing
Carpets: manufacturing
Cotton processing
Dyeing establishments
Electroplating
Flammable liquids: manufacturing and storage
Galvanizing
Gases, noncombustible and non-toxic: manufacturing and storage
Glass products: manufacturing from previously prepared materials
Hardware and tools: manufacturing
Ice, natural and dry: manufacturing
Leather products: manufacturing
Luggage: manufacturing
Machine shops
Machine tools, light: manufacturing
Machinery and machines, household, business, and office: manufacturing
Malting
Matches: manufacturing
Mattresses: manufacturing
Metal finishing
Metal products and machinery, medium and light: manufacturing
Mirrors: manufacturing
Paper products: manufacturing from previously prepared materials
Plastic products: manufacturing from previously prepared materials
Polish: manufacturing
Rubber products: manufacturing or processing from previously prepared materials
Serums, toxins, and viruses: manufacturing and processing
Silverware, plate and sterling: manufacturing
Starch: manufacturing
Textile mill products: manufacturing and fabrication
Tobacco products: manufacturing
Toiletries: manufacturing
Undertaking establishments and funeral parlors
Warehousing and storage
Wax and wax products: manufacturing
Window blinds, shades, awnings: manufacturing
Wire: manufacturing

- b. In the area designated Industrial on the Land Use Plan, accessory uses are limited to those authorized by the Baltimore City Zoning Code as accessory uses for an M-1 District. However, **the following M-1 uses that are accessory uses in the Zoning Code are conditional uses that require Board of Municipal and Zoning Appeals approval under this Plan:**

Animal facilities as follows:

- dog and cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.
- facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City

- c. In the area designated Industrial on the Land Use Plan, conditional uses are limited to those authorized by the Baltimore City Zoning Code as conditional uses for an M-1 District. However, **the following M-1 uses that are conditional uses in the Zoning Code are prohibited in this Plan:**

Atomic reactors
Community correction centers
Helistops
Marinas: dry storage (boatels)
Marinas: industrial (boat repair facilities)
Marinas: recreational
Mining, gravel, sand or other raw materials
Recycling collection stations
Textile mill products: processing and sorting
Substance abuse treatment centers - prohibited within 1,000 feet of an existing substance abuse treatment facility

7. Nonconforming Use

A nonconforming use as defined in the Baltimore City Zoning Code is any lawfully existing use of a structure or land that is not permitted in the use regulations of the district in which the structure or land is located. A nonconforming use can continue to operate within an urban renewal area that prohibits it, but cannot move within the lot or structure or expand without authorization from the Board of Municipal and Zoning Appeals. If a nonconforming use has moved from a lot or structure for longer than 12 months, it can only be replaced by a permitted use. If a nonconforming use has been inactive and not in continuous operation for 12 months, that use may not be reestablished and can only be replaced by a permitted use. For more detailed information about nonconforming use regulations see Title 13 of the Zoning Code of Baltimore City.

8. Noncomplying Structure

A noncomplying structure as defined in the Baltimore City Zoning Code is any lawfully existing structure that does not comply with the bulk regulations of the district in which the structure is located. A noncomplying structure will be permitted to continue after the ordinance is passed. It may be maintained or repaired. If a noncomplying structure is destroyed or damaged by fire, it may be repaired or reconstructed with the same square feet as before if a building permit for the work is obtained and the work is started and diligently pursued within 1 year of the destruction or damage. For more detailed information about

noncomplying structure regulations see Title 13 of the Zoning Code of Baltimore City.

C. Types of Renewal Actions that will be Used to Achieve the Plan Objectives

1. Creation of a Community Review Panel

The Charles Village Community Benefits District shall facilitate the creation of a Community Review Panel. All members of the panel who are appointed by the neighborhood organizations and the Benefits District (the members are from the CVCA, the Old Goucher Community Association, the CVCBD, and the Old Goucher Business Alliance, Inc.) are defined as the initial panel members. It is the responsibility of these initial panel members to establish a process for selecting the at-large members who will fill the remaining slots on the Panel. All of the members will then create the guidelines for operating the Panel. The Community Review Panel will then be responsible for conducting the community review process. Its guidelines will be made available to anyone who requests a copy.

The Community Review Panel must review and recommend approval or denial of permit applications for exterior rehabilitation and new development to ensure that the goals and objectives of this Urban Renewal Plan are incorporated in the proposed plans. The Community Review Panel must also review demolition permit applications to determine whether the proposed demolition is in conformance with the goals and objectives of this Plan.

- a. Members of the Community Review Panel are responsible for conveying information about the work and decisions of the Panel to the organizations they represent.
- b. Membership of the Panel must include:
 - (1) 2 representative from the Old Goucher Community Association (or its designee);
 - (2) 1 representative from the Charles Village Civic Association (or its designee);
 - (3) 1 representative from the Old Goucher Business Alliance, Inc. (or its designee);
 - (4) 1 representative from the CVCBD (or its designee), who must live or work within this Urban Renewal Area;
 - (5) 1 representative from a business in the district that is located west of Charles Street or on the west side of Charles Street;
 - (6) 1 representative from a business in the district that is located east of Charles Street or on the east side of Charles Street;
 - (7) 1 representative from a non-profit organization in the district — the non-profit organization must be a 501c(3) organization as defined by the IRS;
 - (8) 1 non-voting member who is an architect;
 - (9) 1 non-voting member from the Baltimore City Commission for Historical and Architectural Preservation; and
 - (10) 1 non-voting member from the Baltimore City Department of Planning
- c. Quorum for the Community Review Panel shall be 5 voting members. A tie vote must be counted as a failure of the motion.

- d. All Community Review Panel meetings must be open to the public.

2. Plan Review

To ensure that development is consistent with the requirements and objectives of this Urban Renewal Plan, all plans and specifications for new construction (including parking lots) and exterior rehabilitation for any property must be submitted for approval to the Department of Housing and Community Development. The plan review process begins with a building permit application to DHCD:

- a. The Department of Housing and Community Development must forward permit applications for all new construction and for all renovations that include significant exterior changes that are visible from a public street to the Community Review Panel in care of the CVCBD.
- b. In addition to material given to DHCD, developers or property owners are responsible for providing the following information to the CVCBD for the use of the Community Review Panel:
 - (1) for renovations that change existing building façades that are visible from a public street:
 - photographs of the existing façades and neighboring buildings;
 - elevations of the façades showing the proposed changes;
 - additional drawings or renderings as needed to explain the proposed changes; and
 - color chips and samples of proposed materials.
 - (2) for projects that include new structures or new building additions that are visible from a public street:
 - the items listed above;
 - elevations of all of the façades;
 - a complete set of floor plans;
 - a site plan showing adjacent properties and structures; and
 - a small study model.
 - (3) The site plans and drawings must be drawn to a standard architectural or engineering scale. Photographs and renderings must show enough of the blocks and buildings around the project so that the Community Review Panel can determine how successfully the project fits in with the nearby parts of the neighborhood.
- c. The Panel will be given a maximum of 45 days from the date of the receipt of the required information from the owner or developer to respond with a recommendation for approval or disapproval of the permit to DHCD. The Panel must forward its written recommendation to the applicant, the Department of Planning, and the Department of Housing and Community Development. If the Community Review Panel recommends disapproval, a written explanation will be provided detailing how the proposal did not comply with the Urban Renewal Design Standards. Approved plans and drawings will be stamped by the Community Review Panel before they are forwarded to the Department of Housing and Community Development.

- d. All property owners and developers are encouraged to bring their conceptual and preliminary designs to the Community Review Panel through the CVCBD to begin a dialog with the community before the plans are finalized for the City permits. An early presentation of the plans will often help the proposal proceed smoothly through the approval process without major and costly last minute changes to the plans. Preliminary presentations may expedite the process but do not change the formal approval process outlined above.
- e. If the project plans undergo substantial change before the permits are approved by DHCD, the revised plans must be submitted to the Community Review Panel for additional review. The Panel will have 30 days from the receipt of the new required information to review the amended plans prior to responding again in writing to the Department of Housing and Community Development.
- f. If a development project located within the boundaries of this plan is referred by the Planning Department or DHCD to the City's Design Advisory Panel for design review, the project must also be referred to this Community Review Panel for review. The Community Review Panel will, within the time specified for its comments, forward its recommendations to the Commissioner so that its views, along with those of the Design Advisory Panel, can be considered in the Commissioner's decisions.
- g. After the receipt of the decision of the Community Review Panel or after the time frame for the Community Review Panel decision established in this document has elapsed, DHCD will approve or disapprove the permit. DHCD must, to the best of its ability, base its decision on whether the proposed project is consistent with the objectives of this Urban Renewal Plan and take into consideration the opinion of the Community Review Panel. The Commissioner of DHCD retains the final right to approve or disapprove all plans and permits.

3. Establishment of Notable and Contributing Structures

This urban renewal plan creates special designations for buildings that are considered particularly historically or architecturally valuable and buildings that are considered important in contributing to the character of the neighborhood.

- a. Notable Structures are historically or architecturally significant structures. These are considered significant enough that their continued existence is essential to historical character and integrity of the neighborhood.

Buildings that are selected to be Notable Structures are identified on Exhibit B. They include:

- (1) the buildings within the boundaries of this Plan that are identified as Designated Structures in the Charles Village Abell National Historic District and the Old Goucher College National Historic District:

- | | |
|-------------------------------|-----------------------------|
| - 2300 Maryland Avenue | Goucher- Fensal Hall |
| - 2301 Maryland Avenue | Goucher- Folkvang Hall |
| - 2301 (rear) Maryland Avenue | Goucher- City Girl's Center |
| - 2303 Maryland Avenue | Goucher- Trudheim Hall |
| - 2307 Maryland Avenue | Goucher- Dunnock Hall |

- 2317-2323 Maryland Avenue Goucher- Ford Hall
- 2229 North Charles Street Goucher- President's House
- 2300 North Charles Street Nobel House (Goucher - Glitner Hall)
- 2301 North Charles Street CVCBD Office (Goucher - Foster Hall)
- 2327 North Charles Street Nobel House (Goucher - Mardal Hall)
- 2200 St. Paul Street Lovely Lane Church (also a City Historic Landmark)
- 2220 St. Paul Street Hearing and Speech (Goucher - Goucher Hall)
- 2233 St. Paul Street Goucher- Midgard Hall
- 2300 St. Paul Street Maryland Geological Survey (Goucher - Bennett Hall and Annex)
- 2313 St. Paul Street Alpha Phi Alpha headquarters (Dr. Goucher's House) (also a City Historic Landmark)
- 2401 St. Paul Street Antioch Church (Goucher- Catherine Hooper Hall)
- 1 East 24th Street Goucher- Alumnae Lodge
- 101 West 24th Street Goucher- Vingolf Hall

(2) additional buildings selected by community representatives:

- 2601 N. Howard Street Census Building
- 2443-45 North Charles Street Copy Cat
- 2317 St. Paul Street Whitman Requardt (Federal Land Bank)
- 2521 St. Paul Street Village Learning Center (Enoch Pratt Free Library, Branch #6)
- 100 East 23rd Street Hooper Mansion

- b. Contributing Structures are buildings that, as a group, contribute to the overall historic character and integrity of the neighborhood.

Buildings identified as Contributing Structures are shown on Exhibit B. They include:

- (1) buildings within the boundaries of this Plan that are identified as Contributing Structures in the Charles Village Abell National Historic District and the Old Goucher College National Historic District;
- (2) buildings that are outside of the boundaries of the historic districts but meet the criteria for Contributing Structures used in the adjacent Charles Village Abell National Historic District. These include:
 - all the buildings on the north side of the 100 block of West 25th Street;
 - all the buildings on the south side of the 100 block of West 27th that are west of Morton Street; and

(3) additional buildings selected by community representatives:

- 2436-48 N. Charles Street the Beachfield
- 2432-38 St. Paul Street and Astor Court
- 35-37 E. 25th Street

c. Other Structures are buildings that do not significantly contribute to the overall historic character and integrity of the urban renewal area.

Other Structures are all the structures within the Urban Renewal area that are left clear on Exhibit B. They include:

- (1) the buildings within the boundaries of this Plan that are identified as Non-contributing Structures in the Charles Village Abell National Historic District and the Old Goucher College National Historic District and have not been selected by neighborhood residents to be Notable or Contributing Structures.

4. Demolition Review

This section establishes criteria and a process to review applications for demolition permits for buildings within this urban renewal area. The review process is based on three classifications of buildings that rank each building's contribution to the essential historical character and integrity of the neighborhood.

This process is intended to encourage the preservation, maintenance, improvement, and continued use of Notable and Contributing Structures that are deemed of significant importance to the overall well being and quality of the neighborhood. By establishing a waiting period, this Plan allows the City, interested persons, historical societies, or other entities to have the opportunity to acquire, to explore the use of Historic Tax Credits, or to identify other resources that can be used for preservation of these structures.

a. All applications for demolition permits must be submitted to DHCD for review. Applications must be accompanied by:

- (1) a building permit application for the proposed new development along with a complete set of plans and documentation of a financing commitment. Documentation of the ability to complete the replacement project must include at least one of the following: a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- (2) renderings of any proposed building façades including signage, awnings, architectural details, and building construction materials.

b. Demolition requests must be forwarded by DHCD to the Community Review Panel in care of the Charles Village Community Benefits District.

c. Demolition Requests for Notable Structures

These buildings must not be demolished unless either of the following apply:

- (1) The Commissioner finds that health and safety concerns make the buildings unsafe; or
- (2) The Commissioner of DHCD, after receiving the advice of the Community Review Panel, is satisfied that a renovation plan cannot be developed for the structure to earn an economic return on its value, as determined by a qualified appraiser and by standard practices of economic analysis. A detailed list of the documentation that must be provided to DHCD and the Community Review Panel so that they are able to make this determination is included in the Commission for Historical and Architectural Preservation's document, "Demolition Application Procedure".

If the Commissioner finds that the building is unsafe, the application for the demolition must be approved without delay. Otherwise, demolition applications for Notable buildings must be reviewed and undergo a 12-month waiting period beginning on the date the application is submitted. A sign indicating application for demolition must be prominently posted on the front of the building within 10 days of submitting an application. The applicant or interested party must place 2 advertisements in a general circulation daily paper. The first would be published within 15 days of the posting of a sign; the second would be published 60 days before the 12-month waiting period expires.

During the 12-month waiting period, the Community Review Panel must hold a minimum of 2 community meetings. At the end of the waiting period, the Community Review Panel must send its recommendation to the Commissioner of the Department of Housing and Community Development. If the Community Review Panel recommends disapproval of demolition, a written explanation of the reasons for the disapproval must be given to DHCD and the applicant.

d. Demolition Requests for Contributing Structures

These buildings must not be demolished unless any one of the following apply:

- (1) The Commissioner finds that health and safety concerns make the buildings unsafe; or
- (2) The Commissioner of DHCD, after receiving the advice of the Community Review Panel, is satisfied that a renovation plan cannot be developed for the structure to earn an economic return on its value, as determined by a qualified appraiser and by standard practices of economic analysis. A detailed list of the documentation that must be provided to DHCD and the Community Review Panel so that they are able to make this determination is included in the Commission for Historical and Architectural Preservation's document, "Demolition Application Procedure"; or
- (3) The Commissioner of DHCD, after receiving the advice of the Community Review Panel, is satisfied that the proposed use and design for the replacement structure has been funded, fits in with the surrounding neighborhood, and fulfills the goals and objectives of this Plan.

If the Commissioner finds that the building is unsafe, the application for the demolition must be approved without delay. Otherwise, demolition applications for Contributing Structures must be reviewed and undergo a 60-day waiting period beginning on the date the application is submitted. During the 60-day waiting period, the Community Review Panel must hold a minimum of one community meeting. At the end of the waiting period, the Community Review Panel must send its recommendation to the Commissioner of the Department of Housing and Community Development. If the Community Review Panel recommends disapproval of demolition, a written explanation of the reasons for the disapproval must be given to DHCD and the applicant.

e. Demolition Requests for Other Structures

These buildings are not subject to a waiting period or review by the Community Review Panel. However, the Commissioner must forward to CVCBD copies of demolition permit applications for these buildings for the Community Review Panel's information.

- f. The Commissioner of the Department of Housing and Community Development must not approve a request for demolition of a Notable or Contributing Structure before receiving evidence that there has been a complete community review process by the Community Review Panel and finding that the proposed replacement project is consistent with the objectives and Design Standards of the Urban Renewal Plan. If the Commissioner of DHCD finds that the proposed plans for the replacement of a Contributing Structure are inconsistent with the Urban Renewal Plan, he must deny the permit. The Commissioner of DHCD retains the final right to approve or disapprove all plans and permits.

5. Acquisition of Properties

- a. Properties designated for acquisition are shown on Exhibit C, Property Acquisition. They may be acquired for any of the following purposes:
- (1) to allow the Department of Housing and Community Development to purchase properties so that they can be offered for redevelopment that meets the objectives of this Plan;
 - (2) to purchase a group of properties to create a consolidated development parcel so that it can be offered for redevelopment that meets the objectives of the Plan;
 - (3) to facilitate rehabilitation of especially blighted properties; and
 - (4) to be used for public facilities.
- b. Structures on the properties that are acquired may be demolished for redevelopment or retained to be rehabilitated.

6. Disposition of Properties

- a. Properties designated for disposition are shown on Exhibit D, Property Disposition. After DHCD has acquired a property, the agency is required to take one of the following steps:
 - (1) offer the land for redevelopment of projects that meet the objectives of this Plan;
 - (2) sell or lease the property;
 - (3) rehabilitate the structure for sale; or
 - (4) land bank the property for future development.
- b. Prior to the disposition of any property, DHCD must notify the Charles Village Community Benefits District and provide as much nonproprietary information as possible regarding the disposition and its impact on the Urban Renewal Plan. The Charles Village Community Benefits District will have the opportunity to make recommendations to DHCD concerning the appropriate disposition and restrictions to be placed on the property.

7. Other Remedies for Non-compliance

In addition to, and not in place of, the remedy of acquisition by purchase or condemnation of non-complying properties, DHCD may correct code violations and place a lien against the property in accordance with the provisions of Section 303 of the Housing Code of Baltimore City.

8. Provisions for Public Improvements

It is the intent of this Urban Renewal Plan to provide public improvements within the public rights-of-way to enhance and improve the pedestrian environment and to complement and encourage private renovation. These improvements may include, but are not limited to, street and utility improvements, public pedestrian walkways, lighting, landscaping, and street furniture.

D. General Development and Redevelopment Controls

1. Design Standards

Design standards is a broad term that applies to the construction or rehabilitation of structures and to the site plans, parking layouts and landscape treatment of the properties located in the area of the Plan.

The Community Review Panel will use these standards to guide and inform their review process. The design standards for this Plan are located in Appendix A of this document.

2. Maintenance Standards

Maintenance standards apply to all of the properties located in the area of the Plan.

The maintenance standards for this Plan are located in Appendix B of this document.

E. Interpretation

In the event of any question regarding the meaning of these standards and controls or other provisions of the Urban Renewal Plan, the interpretation by the Department of Housing and Community Development is final and binding, provided that the interpretation is not unreasonable or arbitrary.

F. Term of the Plan

This Urban Renewal Plan becomes effective 30 days after it is signed into law. The Renewal Plan, as it may be amended from time to time, will remain in full force and effect for a period of 40 years from the date of original adoption of this Plan by ordinance of the Mayor and City Council of Baltimore.

G. Procedures for Amending the Plan

1. This Urban Renewal Plan may be amended from time to time. Proposed amendments received or recommended by the Department of Housing and Community Development must be submitted by DHCD to the Charles Village Community Benefits District for their review and comment. CVCBD must distribute copies of the amendments to each of the neighborhood organizations that are affected by the Plan. Any written comments and recommendations by CVCBD and the neighborhood organizations must be submitted to the Department of Housing and Community Development within 30 days from the date the proposed amendments were received by CVCBD. The Charles Village Community Benefits District must receive written notices of the time and place of the Planning Commission and City Council hearings at least 10 days before each hearing is scheduled.
2. No change may be made to this Renewal Plan unless that change is approved by an ordinance of the Mayor and City Council.

H. Other Provisions Necessary to Meet Requirements of State and Local Laws

1. All appropriate provisions of the Zoning Code of Baltimore City apply to properties within the Project Area.
2. The sign controls and height restrictions contained in the Renewal Plan, as well as the Design Standards and Maintenance Standards contained in the Appendix, are over and above the codes and ordinances of the City of Baltimore.

I. Severability

If any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

J Applicability

If a provision of this Ordinance is in conflict with a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the provision that establishes the higher standard for the protection of the public health and safety prevails.

APPENDIX A

DESIGN STANDARDS

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I. PROVISIONS

Justification

These design goals and standards must be used by the Department of Housing and Community Development and the Community Review Panel to determine the suitability for approval of all permits submitted for new construction, rehabilitation, or change in use for any property within the district. These standards apply to all land use categories within the district. These design standards are over and above the standards in the codes and other ordinances of the City of Baltimore.

Construction Standards

Nothing in these provisions may be construed to permit any construction, alteration, change, repair, use, or sign or any other matter otherwise forbidden, or controlled by any other public law except as specifically noted. All work performed in compliance with the Renewal Plan must be done in a workmanlike manner and according to accepted standards of the building trades. Material used in new construction and in making repairs must be of a quality suitable for the purpose and of a kind normally used to accomplish the required repairs.

Creative and Innovative Design

These provisions are not intended to discourage creative and innovative design as long as the design proposal is in harmony with the broad intent of this Renewal Plan. Creative and innovative project designs may be submitted to the Department for review and, at the sole discretion of the Commissioner, approval of these designs, including exceptions to these provisions, may be granted.

Design Goals

- Retain the historical and architectural integrity of existing structures. If demolition is necessary for new development, encourage the preservation of the front walls of the existing buildings on the site.
- Encourage rehabilitation projects to be consistent with the Secretary of the Interior Standards for rehabilitation.
- Ensure that new construction meets or exceeds minimum design standards, adds to the urban quality of Charles Village, and is compatible with the historic architectural character of the neighborhood.
- Reflect the existing development pattern of the neighborhood in new development projects.
- Ensure that new development is compatible with existing residential areas.
- Ensure that signs are well designed and add to the existing character of Charles Village.
- Retain a continuous green strip along the street curb when possible.
- Increase green space throughout the neighborhood wherever possible; and
- Continue an urban edge by maintaining a consistent building setback along the sidewalks facing public streets.
- Encourage pedestrian use of the commercial district by activating street frontages and reducing pedestrian conflicts with vehicular traffic.

A. Standards for the Rehabilitation of Existing Buildings

1. General

- a. Every effort should be made to retain and restore existing cornices. Cornices are an essential part of the design of many of the neighborhood's original buildings.
- b. Whenever possible, the primary entrances for rehabilitated buildings must be located on and face a public street.
- c. To maximize the accessibility to buildings by the disabled, an appropriate entrance must be incorporated as part of the main entrance wherever possible.
- d. Major additions or areas of major change to existing buildings undergoing renovation must follow the Standards for the Development of New Buildings that are part of this ordinance.

2. Walls

- a. Brick and natural stone walls must be pointed when necessary. Masonry surfaces may not be cleaned using sandblasting.
- b. Unpainted brick or stone walls must not be painted, unless they are located on a block face where two-thirds or more of the existing masonry building faces are already painted.
- c. Loose materials should be removed from painted masonry walls before they are repainted. The color of the new paint should be compatible with the color of neighborhood buildings.
- d. New building materials used on walls facing public streets must be compatible with those of the existing structures. The materials must be brick, pre-cast concrete, stone, or wood. New or replacement cornices may be constructed from fiberglass or other similar materials suitable for exterior use.
- e. Stucco and exterior insulation and finish systems may not be used on public street facades unless they are parts of architectural elements that do not exceed 10% of the area of the façade. These materials may be used on the backs of buildings and on the sides that do not face public streets.
- f. Unused elements on the front of a building, such as abandoned sign brackets, unused mechanical equipment, or empty electrical conduits, must be removed.
- g. New mechanical equipment (with the exception of window air conditioners) may not project through the front wall of a building without approval by the Department of Housing and Community Development.

3. Windows

- a. Whenever possible, existing windows should be preserved and kept operable.
- b. Windows facing public streets must not be filled, boarded up, or covered by signs.
- c. Windows above the first floor that are in an unused part of a building must remain intact, but may be covered on the interior. The covering must consist of a solid surface, such as plywood painted a dark color or another dark panel material.
- d. Windows not facing public streets may be closed up only if permission is received by DHCD and the Fire Department. Windows that are approved for closing must be completely removed from the building and replaced with a material that has been approved by the Department of Housing and Community Development prior to installation.

- e. Shutters may be used on buildings only if architecturally appropriate. Shutters must be mounted using one of two techniques: mounted with hinges and a metal latch or fastened directly to the wall as if they were permanently opened. The Department of Housing and Community Development will make the final determination on the appropriateness of shutter material, design, size, placement, and mounting system.
- f. Windows that face public streets or are part of an entrance must be glazed with clear glass. These windows may not be glazed with any type of sheet plastic or constructed of glass block.
- g. Not more than 25% of the area of any window may be obstructed by signs, store furniture, casework, and shelving.
- h. Replacement windows must be sized to fit within the existing masonry openings. The use of infill panels to make new windows large enough for existing masonry openings will not be permitted. Existing masonry openings must not be enlarged to fit new windows unless the area and proportions of the enlargement are appropriate for the architectural style of the building.
- i. The use of replacement windows that meet the Secretary of the Interior Standards for historic areas is encouraged. Windows that are otherwise consistent with the Plan but do not meet these criteria will be permitted; however, the property then may not be eligible for historic tax credits.
- j. If vinyl replacement windows are selected, the shape and number of the glass panes and the profile of the vinyl parts must be compatible with the windows in the surrounding neighborhood, and the vinyl material itself must not be a stark or bright white, but a softer white, cream, or darker color.

4. Storefronts

- a. Original storefronts should be retained and restored so that, to the fullest extent possible, they retain the character of the original storefront and harmonize with the design of the rest of building. The design for new storefronts must be compatible with the design of original storefronts within the neighborhood and with the design of the building they are part of.
- b. Materials used on storefronts should be consistent and compatible with the original materials used on storefronts throughout the neighborhood. Materials that are not typical of the original materials used on the neighborhood storefronts, such as formstone, pierced concrete block, aluminum siding, exposed plywood, or wood shakes should not be used.
- c. If an occupant uses adjoining buildings, the adjacent storefronts should be designed to be compatible with each other.
- d. New display windows, entrances, signs, lighting, and security protection must be compatible with the design, character, and scale of the existing building. All show window elements must be located below the building's second floor windows.

B. Standards for the Development of New Buildings

1. General

- a. New buildings should enhance and retain the neighborhood's building edge. In order to achieve this goal, new buildings must be built out to the existing property lines facing public streets except that:

- (1) the front façade may be set back to match the average of the building setbacks within 200 feet of either side of the front property line or to match the setback of the building on either of the adjacent parcels. The area on the street side of this setback must be used to widen the public sidewalk space or provide for an area of outdoor dining;
 - (2) 25% of each façade may be setback 6 feet or less to enhance landscaping opportunities or allow for a special entrance design; or
 - (3) if a building is demolished, the entire front façade of the replacement building may be set back to match the setback of the demolished building.
- b. For buildings located in the B-1, B-2, B-3, and O-R zoning categories, the building height at the property lines facing public streets must be a minimum of 32 feet and maximum of 56 feet. Ground floors must be a minimum of 12 feet high, except for parking structures that are not required to include first floor retail. For buildings located in the R-8 and M-1 zoning categories, the building height at the property lines must be a minimum of 25 feet and a maximum of 38 feet. Height limitations do not apply to mechanical equipment, elevator penthouses, architectural roof treatment, or gables.
 - c. The first floor of building façades facing public streets must have a combined window area of 33-75% of the total wall area of the first floor. The upper floors of building facades along all public streets must have a combined window area of 15-25% of the total wall area above the first floor.
 - d. The walls of buildings facing public streets must be faced with brick, stone, architectural pre-cast concrete, or other materials that are compatible with existing materials in the neighborhood. Trim materials may include wood, molded millwork, precast stone, or fiberglass cornices. The walls of a building not facing a public street must be finished with brick, concrete block, stucco, exterior insulation and finish systems, or siding.
 - e. Whenever possible, the primary entrances for new buildings must be located on and face a public street.

C Additional Standards for All New and Rehabilitated Buildings

1. Awnings

- a. Awnings made from shiny plastic, plastic coated, or plastic appearing materials are prohibited.
- b. Awning fabric must be flameproof.
- c. Awnings may not project more than 7 feet from the wall of a building. The maximum height for any part of an awning is 13 feet above the sidewalk. The top of the awning must also be at least 1 inch below the windows of the floor above. The bottom of the awning must have a clearance of at least 8 feet above the sidewalk.
- d. The bottom of the awning may not be covered with fabric or any other material to create an enclosed volume.
- e. Signs painted on, applied to, or sewn into awnings are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- f. Awning colors, design, and signs must be submitted to the Department of Housing and Community Development. The Department will forward the information to the Community Review Panel to determine if the colors and design are compatible with the building façade and other nearby awnings and architectural elements.

2. Security Screens and Grilles

- a. Security screens and grilles may be used only:
 - (1) when windows are accessible from the ground (less than 9 feet above the ground);
 - (2) when windows are accessible from fire escapes;
 - (3) when windows are accessible from roofs; or
 - (4) when windows cannot be seen from a public street.
- b. Enclosures and coverings for security grilles and screens must be as inconspicuous as possible and designed to blend in with the rest of the building.
- c. Security screens and grilles must be made of a dark material or painted a dark color.
- d. Security screens and grilles in front of show windows must be opened or removed when a business is open.
- e. New fixed security grilles and screens for storefront windows must be located on the inside of the windows.
- f. Exterior components of security systems should be as inconspicuous as possible.

3. Antennas

- a. Accessory rooftop structures such as antennas, satellite dishes, other communications equipment, HVAC, or other operating equipment must be placed as inconspicuously as possible.
- b. Design standards for antennas are as follows:
 - (1) Antennas may not exceed 15 feet in height by 6 feet in width.
 - (2) Height is measured from the roof or the ground to the top of the antenna.
 - (3) Appropriate screening must be provided to prevent visibility from adjacent properties.
 - (4) Antennas must be designed to accommodate co-location.

4. Roof Decks

Roof decks and railings must be placed so that they are not visible from public streets that face the fronts of buildings.

D. Standards for Signs in Business and Manufacturing Zoning Districts

All new signs in Business and Manufacturing Zoning Districts must be in accordance with the Zoning Code of Baltimore City and, as appropriate, subject to minor privilege requirements. In addition the following provisions apply:

1. General

- a. The maximum area of all the signs on the front of a building in square feet must be less than the width of the front façade in linear feet times 1.5. For example, if the front of a building is 20 feet wide, the total area of all the signs on the front of the building may not exceed 30 square feet.

- b. The front wall and the side wall of corner properties may have signs on each wall. The maximum area of the signs in square feet on each wall must be less than the length of that wall in linear feet.
- c. Signs may not cover architectural details, windows, or cornices of buildings.
- d. Wood, metal, or plastic signs that are coated or painted are permitted.
- e. Internally lit box signs are not permitted.
- f. Internally lit or back lit individual letter signs are permitted.
- g. The use of logos, symbols, or freestanding letters is encouraged.
- h. The design for all permanent signs must be submitted to the Department of Housing and Community Development for approval. The submission must include a scale drawing showing the sign and its location, size, material, and methods for mounting and lighting. The Department will forward the information to the Community Review Panel to determine if the designs for the signs are compatible with the objectives of this Urban Renewal Ordinance.

2. Flat signs

- a. The sign must be placed parallel to the building and may not extend more than 12 inches from the building's wall. The bottom of the sign must be 8 feet or higher above the ground.
- b. For multi-story buildings, the top of the sign for first-floor tenants must be below the bottom of the second-story windows.
- c. Flat signs may not cover architectural details, windows, or cornices of buildings.

3. Projecting Signs

- a. One projecting sign is permitted for each street level business within the urban renewal boundaries. Also, an additional projecting sign is permitted for each building in the district to list upper floor businesses in that building.
- b. The type of the sign and its location must be harmonious in scale, color, and style with the building.
- c. Signs may be double faced.
- d. Signs must be mounted perpendicular to the building and must not extend more than 4 feet from the wall. The bottom of the sign must have a clearance of at least 9 feet above the sidewalk. The top of the sign must not extend above the bottom of the second floor window sills or be more than 14 feet above the ground, whichever is lower.
- e. The maximum area of any projecting sign is 12 square feet on each side. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.

4. Signs for Upper Story Tenants

- a. Each commercial tenant that occupies an upper floor of a building may have a listing on the building's directory sign or, if the directory sign does not exist, may have a flat or painted sign.
- b. Flat or painted signs for upper story tenants are limited to a maximum of 5 square feet each and may not project more than 4 inches from the building. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.

5. Freestanding Signs

- a. One freestanding sign is allowed in an open side or front yard for each lot line of a parcel that faces a public street. The maximum height of a freestanding sign is 5 feet; the maximum area for each side of the sign is 20 square feet.
- b. Internally lit, freestanding box signs are not permitted.
- c. The freestanding sign panel may:
 - (1) extend directly to the ground;
 - (2) be supported by a thin slab or wall that extends to the ground, with both ends of the slab or wall extending at least to the ends of the sign panel; or
 - (3) be supported by dark colored poles or posts that extend to the ground, and the outside edge of the poles or posts must be aligned with the ends of the sign panel.

6. Other Signs

- a. New rooftop signs, billboards, and other general advertising signs are not permitted.
- b. Signs that are painted on a building and signs that are made of individually cut-out letters attached directly to a building are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- c. Signs painted on, applied to, or sewn into awnings are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- d. Signs painted or etched on display windows are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- e. The total area of all the signs, posters, placards, and graphic displays located in a display window must not take up more than 25% of the area of that window.
- f. Flashing or moving signs other than barber poles, time and temperature signs less than 4 square feet in area, or existing flashing neon signs are not permitted.

E. Standards for Signs in Residential and Office-Residential Zoning Districts

All new signs in Residential and Office-Residential Zoning Districts must be in accordance with the Zoning Code of Baltimore City and subject to the requirements for a minor privilege. In addition the following provisions apply:

1. General

- a. The maximum area and the permitted number of signs are the same as in the Zoning Code:
 - (1) for R-8, one identification sign up to 18 square feet in area if not illuminated or 12 square feet if directly illuminated; and
 - (2) for O-R, one identification sign up to 36 square feet in area if not illuminated or 24 square feet if directly illuminated.
- b. Signs may not cover architectural details, windows, or cornices of buildings.
- c. Wood, metal, or plastic signs that are coated or painted are permitted.
- d. Internally lit box signs are not permitted.

- e. The use of logos, symbols, or freestanding letters is encouraged.
 - f. The design for all permanent signs must be submitted to the Department of Housing and Community Development for approval. The submission must include a scale drawing showing the sign and its location, size, material, and methods for mounting and lighting. The Department will forward the information to the Community Review Panel to determine if the designs for the signs are compatible with the objectives of this Urban Renewal Plan.
2. Flat signs
- a. The sign must be placed parallel to the building and may not extend more than 12 inches from the building's wall. The bottom of the sign must be 8 feet or higher above the ground.
 - b. Flat signs may not cover architectural details, windows, or cornices of buildings.
3. Projecting Signs
- a. The type of the sign and its location must be harmonious in scale, color, and style with the building.
 - b. Signs may be double faced.
 - c. Signs must be mounted perpendicular to the building and must not extend more than 4 feet from the wall. The bottom of the sign must have a clearance of at least 9 feet above the sidewalk. The top of the sign must not extend above the bottom of the second floor window sills or be more than 14 feet above the ground, whichever is lower.
 - d. The maximum area of any projecting sign is 12 square feet on each side.
4. Freestanding Signs
- a. One freestanding sign is allowed in an open side or front yard for each lot line of a parcel that faces a public street. The maximum height of a freestanding sign is 5 feet; the maximum area for each side of the sign is 16 square feet.
 - b. Internally lit, freestanding box signs are not permitted.
 - c. The freestanding sign panel may:
 - (1) extend directly to the ground;
 - (2) be supported by a thin slab or wall that extends to the ground, with both ends of the slab or wall extending at least to the ends of the sign panel; or
 - (3) be supported by dark colored poles or posts that extend to the ground, and the outside edge of the poles or posts must be aligned with the ends of the sign panel.
5. Other Signs
- a. Signs that are painted on a building and signs that are made of individually cut-out letters attached directly to a building are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
 - b. Signs painted or etched on display windows are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.

- c. The total area of all the signs, posters, placards, and graphic displays located in a display window must not take up more than 25% of the area of that window.

F. Standards for Lighting

1. General

- a. Light fixture styles should be compatible with the design of the building.
- b. Light fixtures with exposed fluorescent, quartz, mercury vapor, or regular incandescent light bulbs are not permitted on the fronts or sides of buildings facing public streets. Light fixtures with exposed low-wattage, decorative light bulbs are permitted.
- c. The following types of lighting fixtures on the fronts or sides of buildings facing public streets are permitted:
 - (1) Recessed down lights that are installed in a box-like structure. The fixture must be the same length as the architectural element or sign that it lights. The box may also be designed to angle the light towards a display window or adjacent wall.
 - (2) Light boxes with fluorescent lights that are hidden behind a plastic or metal grille.
 - (3) Gooseneck incandescent fixtures— fixtures with porcelain enamel reflectors on bent metal arms that are designed to prevent glare at the pedestrian level.
- d. Internally lit or back lit individual letter signs are permitted.
- e. Internally lit box signs are not permitted.
- f. Security lighting should be provided, whenever possible, to serve both pedestrians and vehicles.
- g. Unshielded, specialized security lighting fixtures are not allowed on the fronts of buildings. Other shielded, architecturally appropriate fixtures on the fronts of buildings that increase pedestrian security are encouraged.
- h. Security lighting should be provided, whenever possible, along the sides of buildings not facing streets, in the rear of buildings, and in adjacent loading and parking areas. This lighting may be provided by specialized security lighting fixtures.
- i. All lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.

G. Standards for Site Plans

1. General

- a. In commercial parts of the neighborhood, sidewalks should be at least 10 feet in clear width to encourage pedestrian use. The use of even wider sidewalks in commercial areas for outdoor table service, as allowed by the Zoning Code, is encouraged.
- b. Vending machines set up outside of buildings must be located so they are not visible from public streets.
- c. No new outdoor public pay phones are permitted. Existing, legally established outdoor public pay phones may remain.
- d. Loading docks and service areas must be located so they do not face public streets.

- e. Dumpsters or other private trash containers must be screened. Masonry enclosures with opaque gates are encouraged. The dumpsters or trash containers must not be located in the front or sides of buildings facing public streets.
- f. Barbed or razor wire fencing is not allowed anywhere within the district.

2. Landscaping

- a. When buildings are set back from the property lines along major streets, the land area between the edge of the sidewalk and the building must be well landscaped.
- b. Other appropriate sidewalk landscaping may include planting in properly located containers provided that they are maintained and replanted seasonally.
- c. Street trees must be included along all City streets wherever possible. Tree pits should be a minimum of 4 feet by 6 feet, or 4 feet by 8 feet in size if possible. If sidewalks are wide enough, tree pits may be wider than 4 feet and set back from the street curb. Loose set cobblestones may be set within the tree pit to help prevent compaction of the soil and to provide a surface for getting in and out of cars parked next to the curb.
- d. Parking lots with more than 8 spaces must incorporate one deciduous tree within the area of the lot design for every 2,500 square feet of parking lot pavement.
- e. Chain link fences are not allowed along edges of building lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted or coated aluminum, cast iron, and steel fences are acceptable.
- f. Metal or plastic slats threaded through chain link fences or fabric attached to chain link fences are not allowed.

3. Parking Lots and Structures

- a. Parking lots may not be placed in the front of a building. They are, however, acceptable on the side of a building provided there is adequate screening so that the view of cars is shielded from public streets.
- b. The edges of the parking lot screening should extend out to the sidewalk property line to maintain the continuous line of building faces along the street.
- c. All parking lots facing public streets must be screened along the streets with walls, screen fences, or screening landscaping.
 - (1) Solid masonry or wood walls that are used to screen parking lots along public streets must be between 2 feet 6 inches and 3 feet 6 inches high.
 - (2) Fences which do not completely block views that are used to screen parking lots must be a minimum of 4 feet high and maximum of 5 feet high, with 20-40% of the fence being solid material.
 - (3) Hedges are allowed for screening parking lots, but they must have a black coated chain link or metal picket fence behind or inside them. The hedge must hide the fence from the public sidewalk. The hedge must be maintained at a minimum of 2 feet 6 inches and a maximum of 3 feet 6 inches high.
- g. Chain link fences are not allowed along edges of parking lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted aluminum, cast iron, and steel fences are acceptable.
- h. Chain link fences are allowed along edges of parking lots that do not face public streets.

- i. Wheel blocks must be provided in parking lots to protect adjacent walls and fences from damage.
- j. Lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.
- k. Above-ground parking structures that are adjacent to public streets must include ground-level retail, business, or office space. No parking structures may exceed a height of 56 feet.

II. REVIEW OF PLANS

The Department will be concerned with all aspects of the designs affecting exterior appearance and in particular with the following:

- Materials and colors to be used on all visible exterior areas of the building(s) and on signs;
- Design of show windows, marquees, and entrance areas, including proposed materials and types of security devices;
- Design of signs, methods of illumination, colors, materials, methods of attachment; and
- Design of awnings and canopies, colors, materials, and methods of attachment.

III. COMPLIANCE

No work, alterations, or improvements may be undertaken after enactment of the Ordinance approving this Plan that do not conform with the requirements of this Plan. However, the Commissioner may waive compliance with one or more of these standards if the waiver is determined by the Department not to adversely affect the Design Goals contained in this Plan.

Nothing in this Renewal Plan may be construed to permit any sign, construction, alteration, change, repair, use, or any other matter otherwise forbidden or restricted or controlled by any other public law.

APPENDIX B

MAINTENANCE STANDARDS

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I. PROVISIONS

Justification

These maintenance goals and standards will be used by the Department of Housing and Community Development to reduce and prevent the recurrence of deteriorated conditions within the district. These standards apply to all land use categories. These maintenance standards include existing maintenance standards that are in the codes and ordinances of the City of Baltimore and additional higher standards that are established as part of this ordinance.

A. Standards for the Maintenance of Occupied Structures

1. Businesses and residents must keep their properties free of trash.
2. Support mechanisms for signs and exterior electrical, plumbing, and mechanical equipment must be kept in good repair.
3. All windows must be tight fitting and have sash of proper size and design. Sash with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows and glass block must be replaced with glass or approved plastic glazing. All exposed wood must be repaired or painted.
4. All trash must be placed in covered receptacles.
5. Properties with flaking paint must be repainted or repaired within 30 days of being cited.
6. Graffiti must be removed within 60 days of being cited.
7. All fences and barriers must be maintained on a regular basis. Owners must repair or remove damaged fences within 90 days. Landscape barriers must be trimmed on a regular basis, and dead or damaged shrubbery must be replaced as needed.
8. Defective structural and decorative elements on building walls that face primary and side streets must be repaired so that they closely resemble the original materials and design of the building. Damaged, sagging, or otherwise deteriorated storefronts, show windows, or entrances must be repaired or replaced.
9. Cornices and windows above the first floor must be kept structurally sound and in good condition. Wood that is rotten or weak must be repaired or replaced in a way that matches the original design and construction as closely as possible. All exposed wood must be painted or stained or protected through other acceptable methods.
10. Rear and interior side walls must be kept neat and repaired.
11. Rear walls must be painted or stuccoed to cover up existing patched and in-filled areas.
12. Chimneys, elevator housing, and other roof-top structures must be kept clean and repaired. Roofs must be kept clean and free of trash and debris.

B. Standards for the Maintenance of Vacant Structures and Properties

1. Grass and weeds must not exceed 8 inches in height. All other landscaping and shrubbery must be maintained on a regular basis.
2. All windows must be tight fitting and have sash of proper size and design. Sashes with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows and glass block must be replaced with glass or approved plastic glazing. All exposed wood must be repaired or painted.

3. Broken windows or other forms of vandalism must be repaired within a 5-day period.
4. Trash must be removed on a weekly basis and must be kept in a secured receptacle.
5. Trash must be made available for regular pick-ups.
6. Buildings must be maintained to give the appearance that they are occupied.

II. COMPLIANCE

- A. These maintenance standards are enforced by the Department of Housing and Community Development. Complaints about violations of these standards may be made to the Department by any individual or organization. Issues identified and complaints collected by the Charles Village Community Benefits District will be coordinated and prioritized by the Benefits District before they are transmitted to DHCD for enforcement.
- B. Structural repairs must be made within 60 days from the receipt of a violation notice from the Department of Housing and Community Development.
- C. All maintenance and non-structural repairs must be made within 45 days from the receipt of a violation notice from the Department of Housing and Community Development.
- D. Vandalized properties must be secured within a 5-day period. Property owners who require additional time to make a repair must notify the Department of Housing and Community Development either in writing or by telephone and provide an extension of the completion date.

Exhibit A: Zoning / Land Use Plan

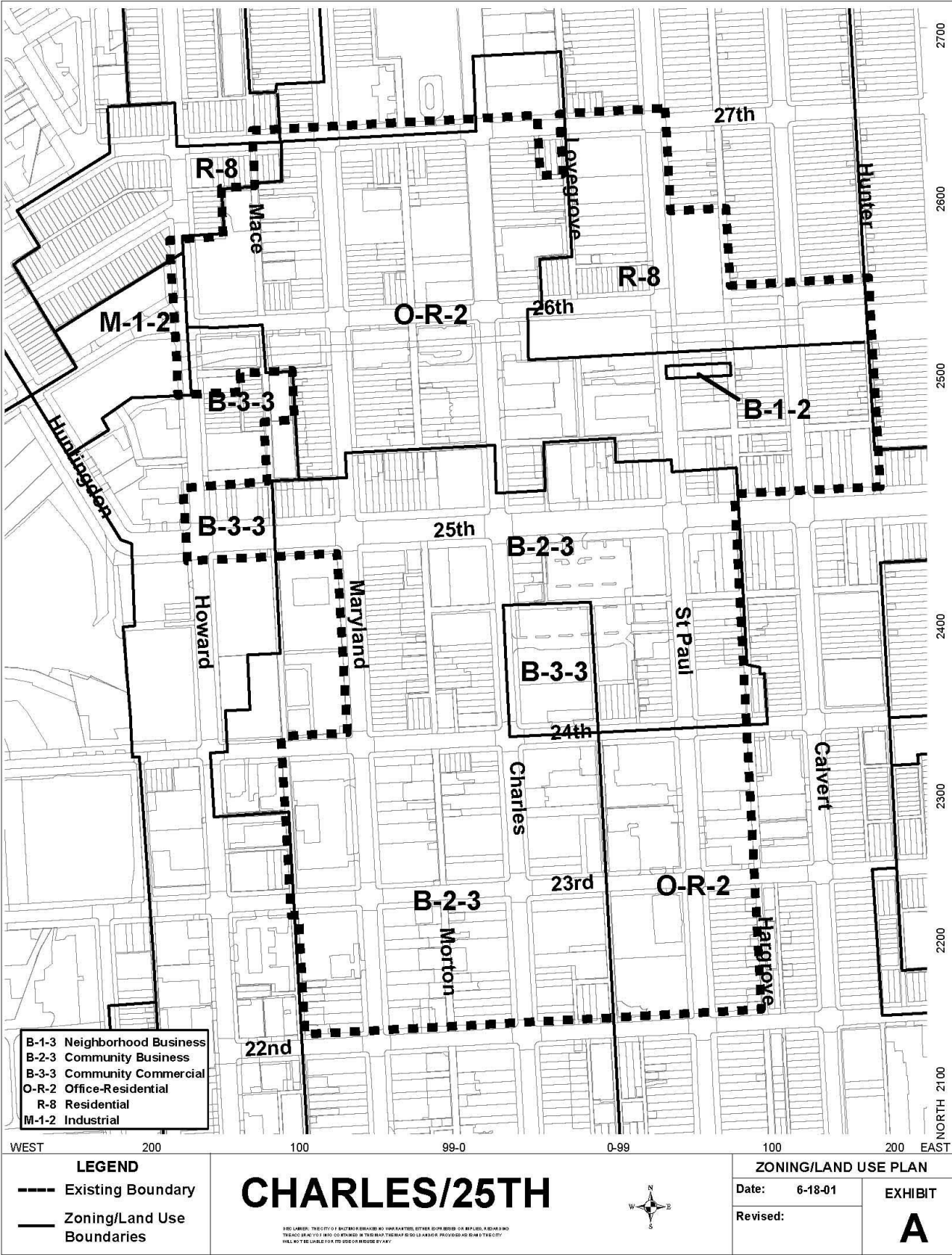


Exhibit B: Special Designations

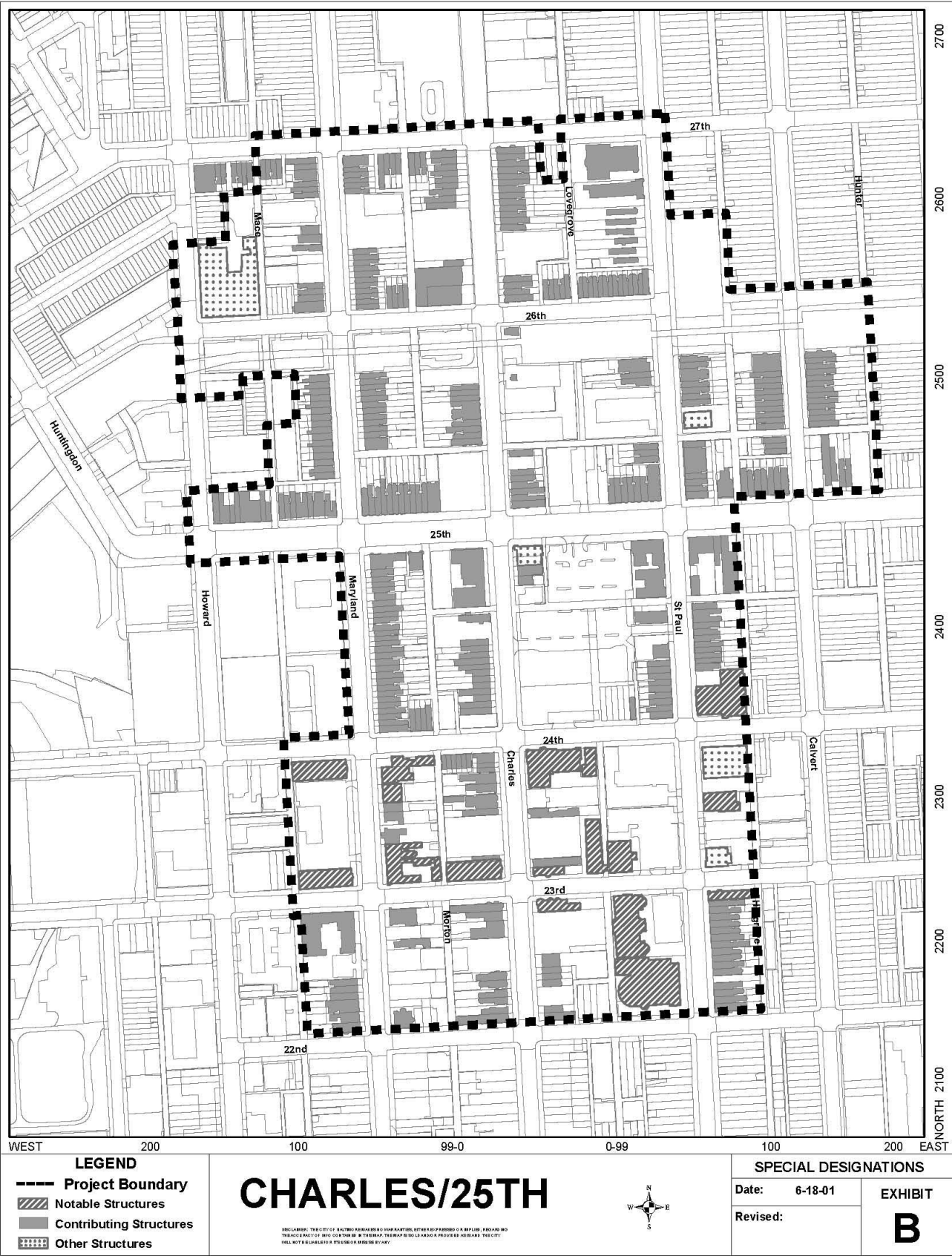


Exhibit C: Property Acquisition

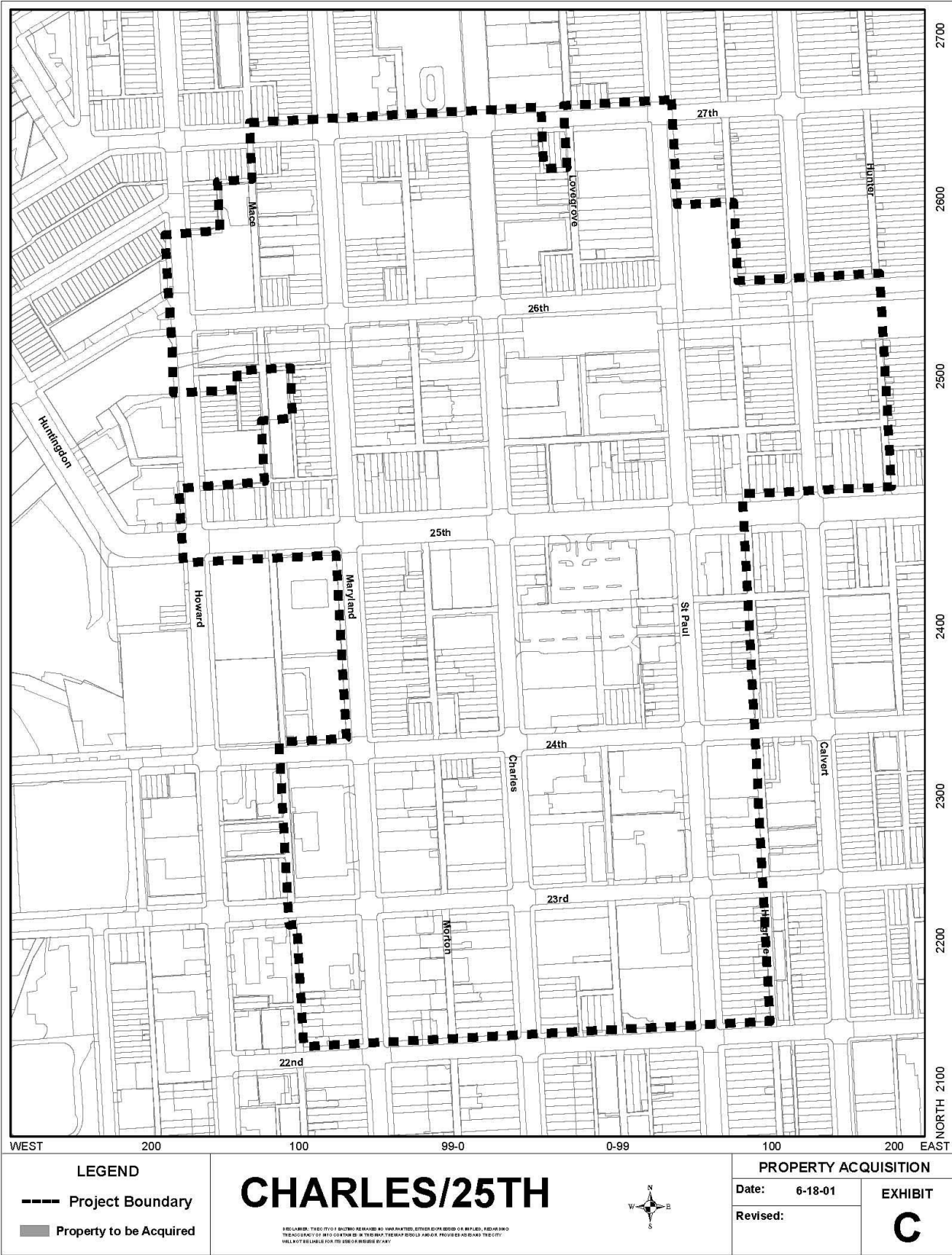


Exhibit D: Land Disposition

